



# FRANKLIN COUNTY

ECONOMIC DEVELOPMENT  CORP.

## Workforce Housing Success Stories

Jeremy Evans, AICP

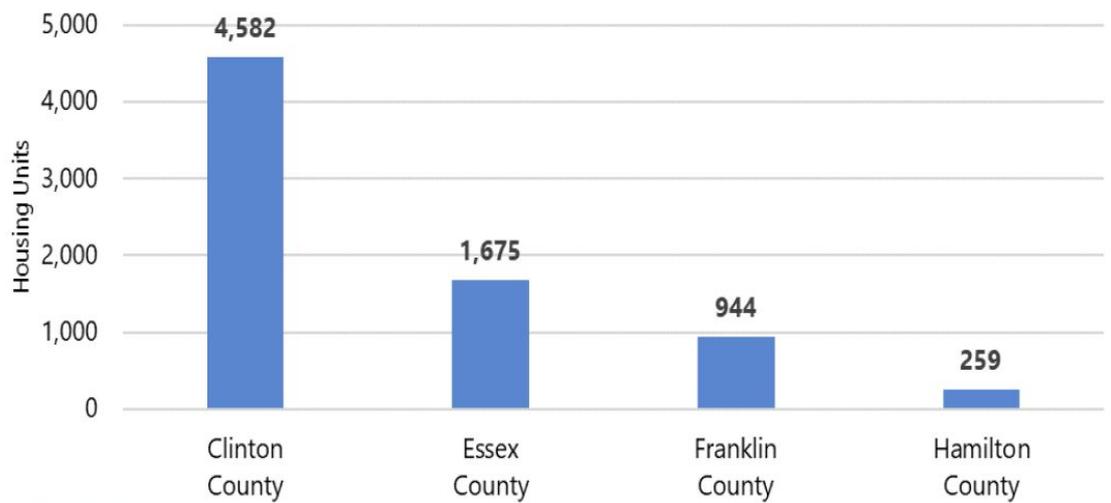
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May 2025

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# The Need

**New Workforce Housing Development Needs (2022-2032)**



Source: Camoin Associates



# Quick Status Update

- Saranac Lofts in Saranac Lake - 77 units
- OWD in Tupper Lake - 80 units
- Land banks
- **Small scale development**



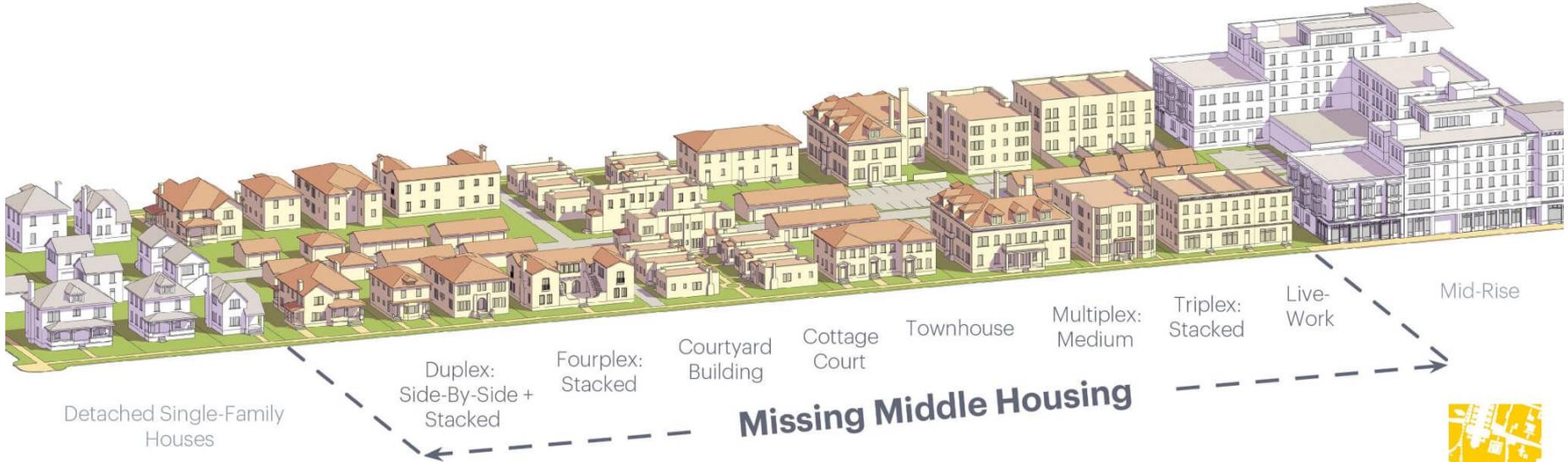
# We Need All Kinds of Housing

- Rentals & Homeownership
- Seniors, Workers, Families, Artists
- ADUs, Apartments, Duplexes, Tiny Homes
- Transitional + Permanent options

*"More housing in more forms is not a threat to the character of our communities—it's what will sustain them." - Evicted by Matthew Desmond*



# What Can Municipalities Do?



# Zoning: The Rules That Shape Our Communities

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## 5 No Cost Zoning Reforms Your Town Can Implement Immediately

1. Allow single family home conversion to two- and -three family
2. Permit backyard cottages in all residential zoning districts
3. Eliminate minimum lot sizes in existing neighborhoods
4. Remove parking mandates for housing
5. Streamline approval process



# 1. Allow Single Family Home Conversions by Right

Converting existing homes into multi-unit housing is a fast, low-impact way to expand housing supply.

## Benefits:

- Increases housing availability without changing neighborhood character
- Creates affordable units using existing space
- Offers homeowners added income and flexibility

## How to do it:

Allow conversions *by right*—only a building permit required, no zoning approval needed.



## 2. Allow Backyard Cottages in All Residential Zones

**Backyard Cottages (A.K.A)** accessory dwelling units (ADUs) increase housing options while preserving neighborhood character.

### Benefits:

- Adds flexible living space for family, renters, or downsizing homeowners
- Uses underutilized yard space without straining infrastructure
- Supports gentle, small-scale growth

### How to do it:

Permit backyard cottages *by right* in all residential zones  
—streamline with a standard building permit.



### 3. Eliminate Lot Size Requirements in Existing Neighborhoods

Removing lot size restrictions enables affordable, incremental housing growth without altering community character.

#### Benefits:

- Allows smaller, more affordable homes in desirable areas
- Encourages modest, organic development (e.g., lot splits, ADUs)
- Increases housing choices and local tax base without new infrastructure costs

#### How to do it:

Remove minimum lot size rules in areas with existing infrastructure; rely on existing building codes to guide appropriate scale.



## 4. Eliminate Mandatory Parking Requirements

Removing parking mandates reduces housing costs and supports more efficient land use.

### Benefits:

- Lowers housing construction costs and increases affordability
- Frees up land for housing or community use
- Encourages walking, biking, and transit in well-connected areas

### How to do it:

Repeal parking minimums and let property owners decide how much parking is needed based on actual demand.



## 5. Streamline Approval Process

Simplifying approvals removes costly delays and empowers small-scale development.

### Benefits:

- Speeds up delivery of needed housing
- Reduces development costs and red tape
- Encourages homeowner and small-developer participation

### How to do it:

Offer 24-hour approvals for simple projects like ADUs, duplexes, and starter homes with clear, predictable timelines.



# Moving Forward Together

- Housing is a regional and national challenge and a local opportunity
- Cross-agency coordination is essential
- Let's prioritize:
  - **Zoning reform**
  - Infrastructure investment
  - Tax policy innovation





# FRANKLIN COUNTY

ECONOMIC DEVELOPMENT  CORP.

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EXCELSIOR

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Better housing.  
Stronger communities.

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**ADIRONDACK  
ROOTS**

# Adirondack Roots

- Rural Preservation Corporation since 1981
- Over \$35 million dollars leveraged for improving existing housing quality
  - More than 2,000 homes rehabilitated
  - 15 manufactured homes replaced since 2019
- HUD-certified housing counseling agency
- Housing Choice Voucher Local Administrator (750+ vouchers in Essex & Clinton counties)
- Real Estate Developer - 5 homes built since 2021



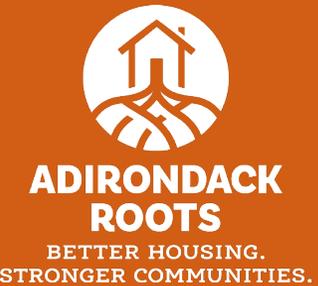
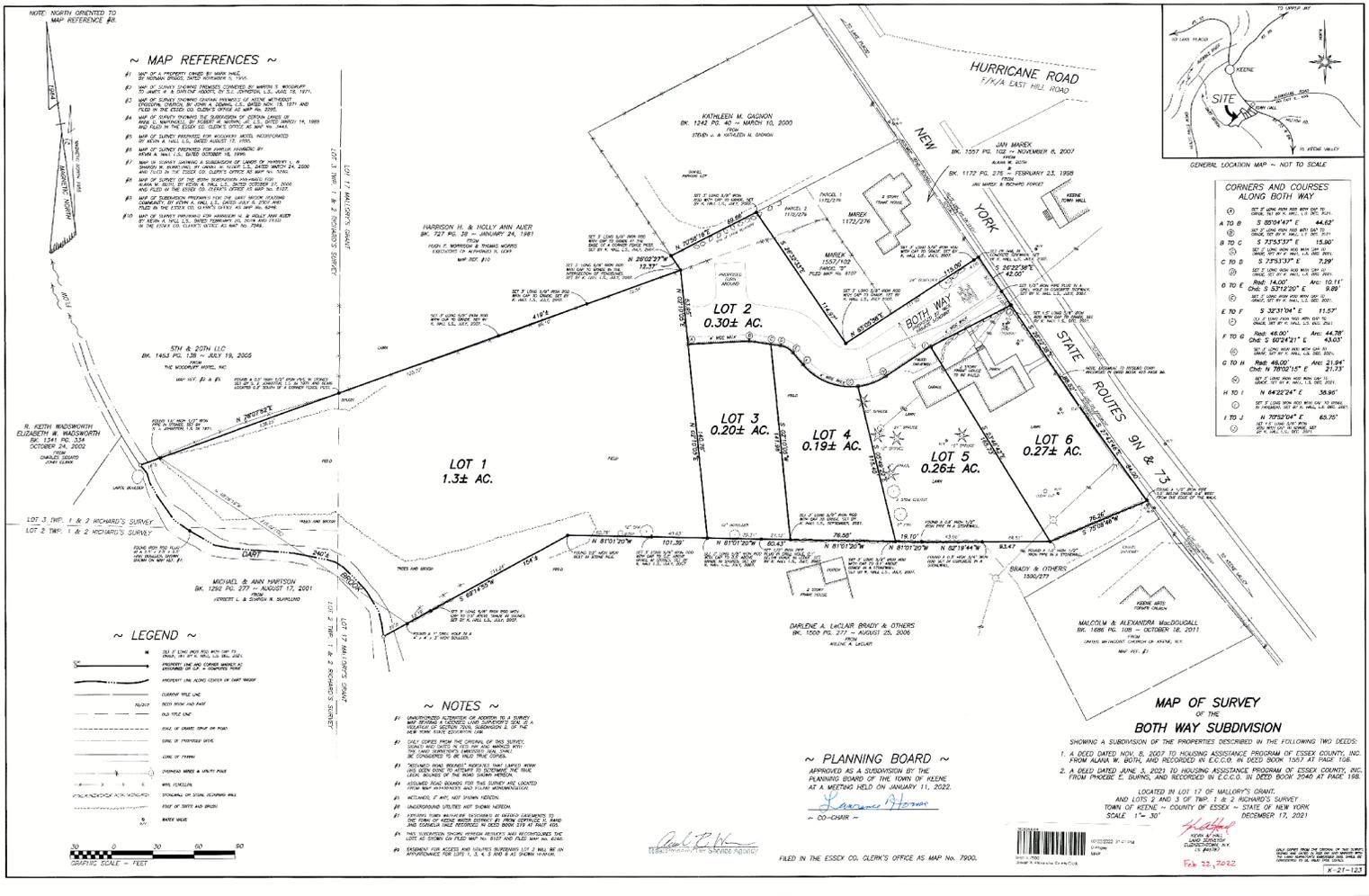
**ADIRONDACK  
ROOTS**

BETTER HOUSING.  
STRONGER COMMUNITIES.

Everyone deserves quality, affordable housing

Preserving our communities one home at a time





# Four single-family homes in Keene

Creating affordable homeownership in the Adirondacks



# Both Meadow Trail: Keene, NY

## Details

Modular with basement, town water, on-site septic

NYS Affordable Homeownership Opportunity Program  
and AHC

Subsidy: \$200,000/home for families up to 100% AMI

Approximate project cost: \$1,425,626

NYS AHOP Funding: \$600,000

Construction Loan: \$625,626

NYS Grant funding: \$200,000

Sale Price: \$160,000

## Key Partnerships

- Town of Keene
- Town of Keene Housing Task Force
- Little Peaks Nursery School
- Champlain National Bank
- Funders: NYS HCR, Adirondack Foundation, Local Donors
- Local general contractor, landscapers



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BETTER HOUSING.  
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Better housing. Stronger communities.



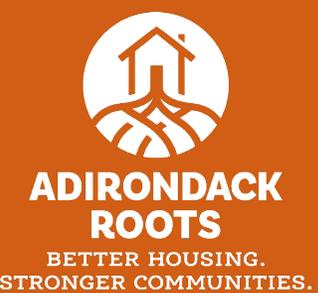
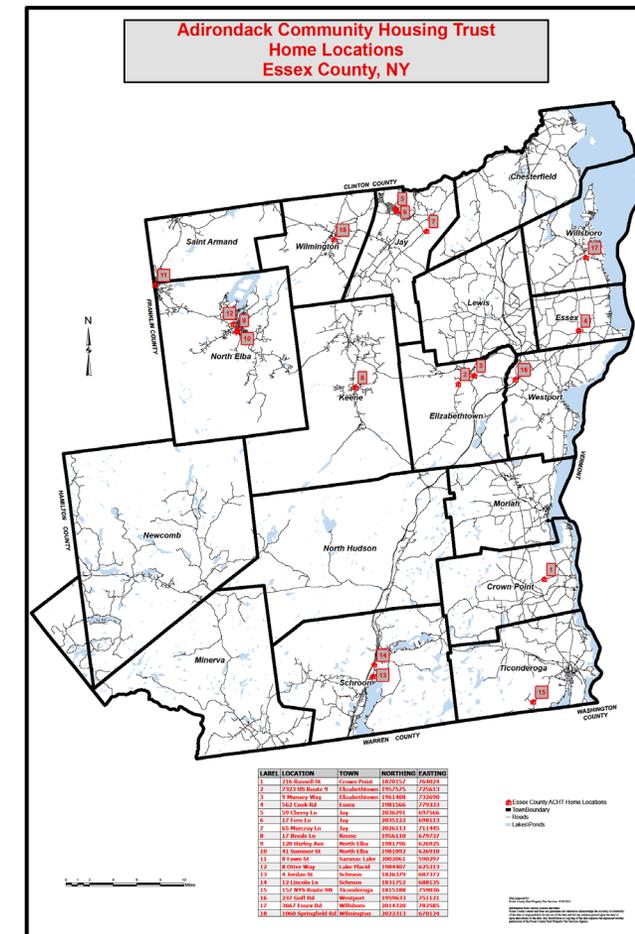
# Making the Math Work

## Reduce the final cost for Buyers

- Density: maximize number of units to spread out infrastructure costs
  - Work with Planning and Zoning Boards
- Shared-use development to split infrastructure costs, find partners
- Adirondack Community Housing Trust
  - 22 permanently affordable homes
- Work with the town tax assessor

## Homebuyers

- Moving renters to owners
- Finding local applicants
- Housing Counseling
  - Income qualification
  - Mortgage qualification



ADK Community Housing Trust  
Keeping homes affordable in the Adirondacks



# Future: Partnering with Municipalities to Develop Housing

## Predevelopment Phase

- Determine community needs
- Identify potential parcels for development
- Assess property to determine development potential
- Secure infrastructure funds

## New predevelopment fund to evaluate parcels for pipeline

- \$300,000 NYS DEC Smart Growth funding plus \$36,000 match from Adirondack Foundation



**ADIRONDACK  
ROOTS**

BETTER HOUSING.  
STRONGER COMMUNITIES.

## Creating generational assets

Building a legacy of homeownership





# Housing For Adirondack Communities

Adirondack Planning Forum, 2025

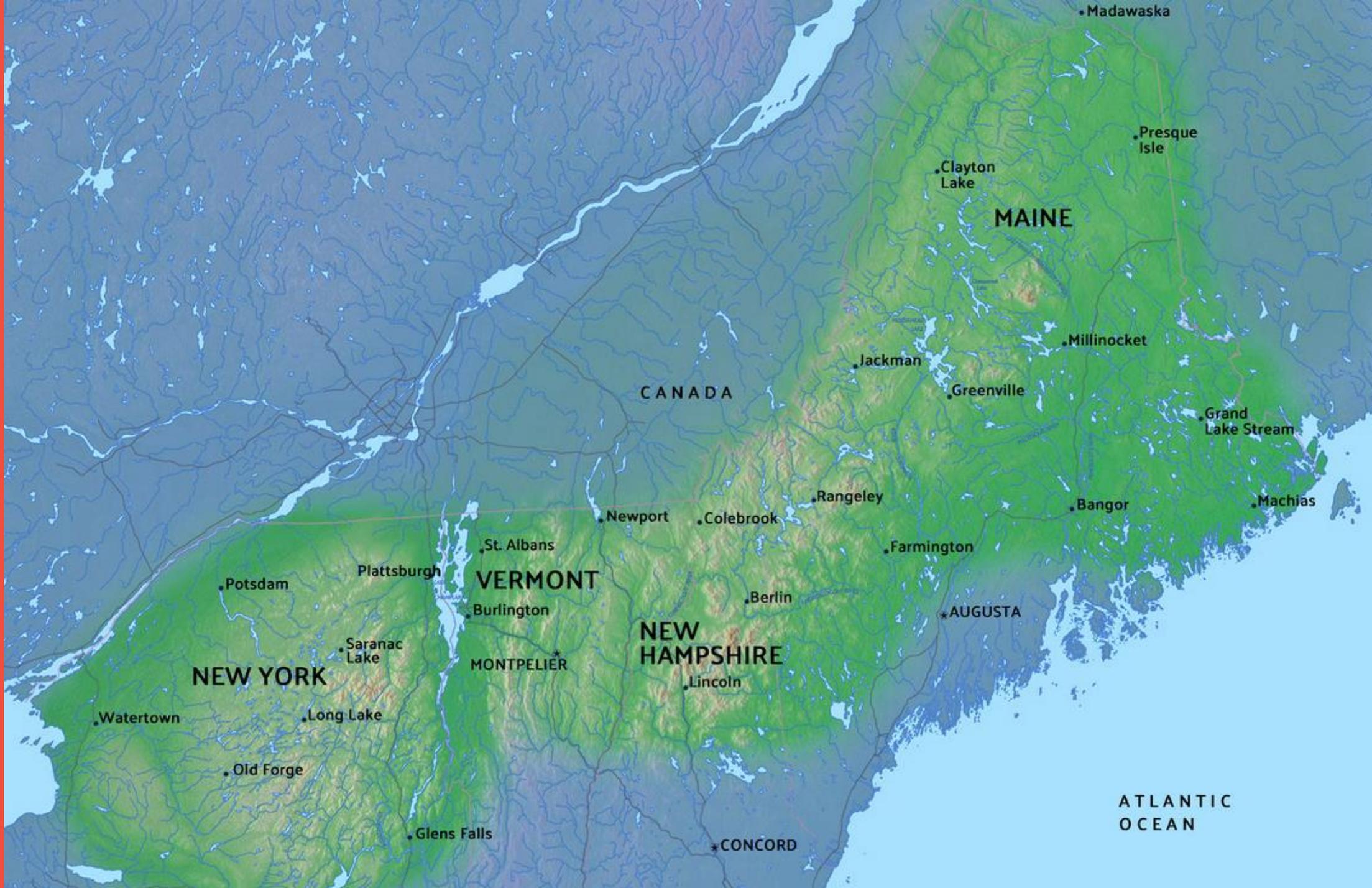
Leslie Karasin, Adirondack Program Director



The Northern Forest Center is a **regional innovation and investment partner creating rural vibrancy** by connecting people, economy and the forest landscape.

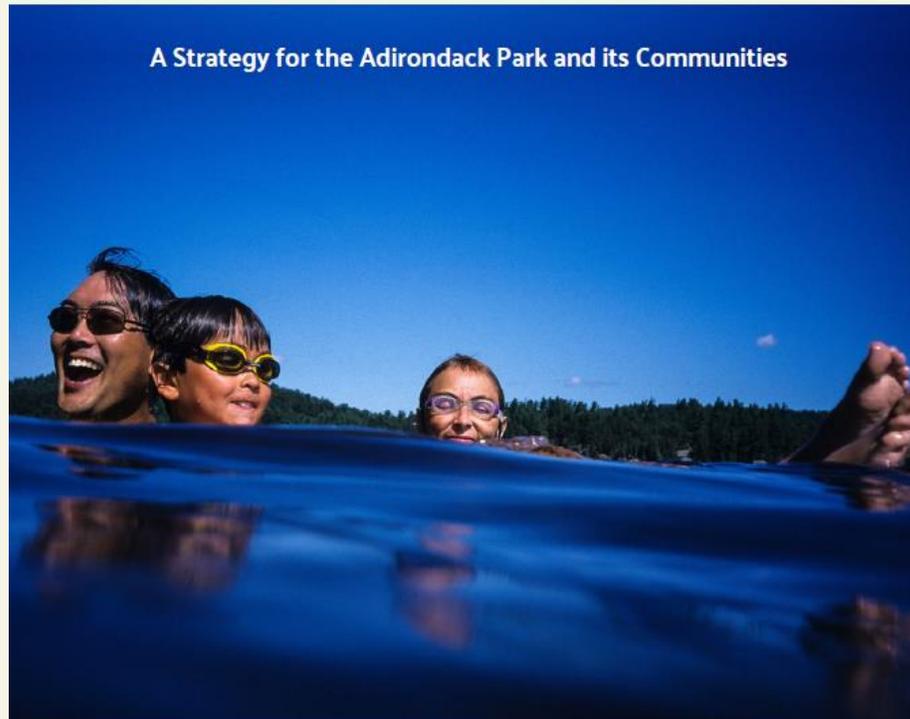


# The Northern Forest



# ⤴ Recruit and retain young people for community health

## ⤴ ATTRACTING NEW RESIDENTS



# ⤴ Recruit and retain young people for community health

“Housing is the most important component of any plan for a community to thrive. Without it, you can’t attract a workforce at any level — doctors, teachers, construction workers.”

- John Gillis, Tupper Lake Town Board member (ADE Oct. 2022)

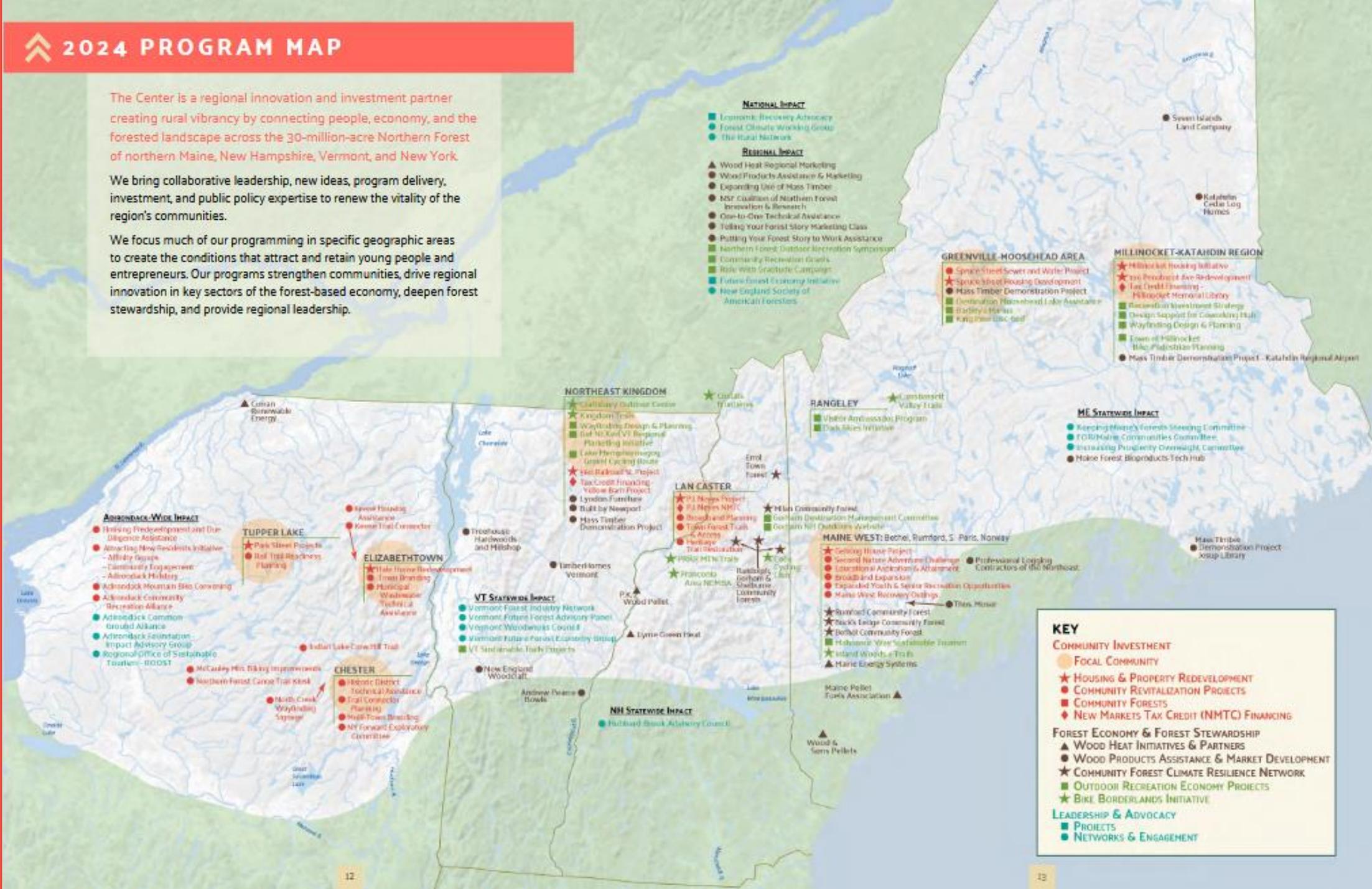


# 2024 PROGRAM MAP

The Center is a regional innovation and investment partner creating rural vibrancy by connecting people, economy, and the forested landscape across the 30-million-acre Northern Forest of northern Maine, New Hampshire, Vermont, and New York.

We bring collaborative leadership, new ideas, program delivery, investment, and public policy expertise to renew the vitality of the region's communities.

We focus much of our programming in specific geographic areas to create the conditions that attract and retain young people and entrepreneurs. Our programs strengthen communities, drive regional innovation in key sectors of the forest-based economy, deepen forest stewardship, and provide regional leadership.



### NATIONAL IMPACT

- Economic Recovery Authority
- Forest Climate Working Group
- The Rural Network

### REGIONAL IMPACT

- Wood Heat Regional Marketing
- Wood Products Assistance & Marketing
- Expanding Use of Mass Timber
- MST Coalition of Northern Forest Innovation & Research
- One-to-One Technical Assistance
- Telling Your Forest Story Marketing Class
- Putting Your Forest Story to Work Assistance
- Northern Forest Outdoor Recreation Symposium
- Community Recreation Grants
- Ride With Gratitude Campaign
- Future Forest Economy Initiative
- New England Society of American Foresters

### GREENVILLE-HOOSEHEAD AREA

- Spring Street Sewer and Water Project
- Spruce Hills of Housing Development
- Mass Timber Demonstration Project
- Destination Hoosehead Lake Assistance
- Barley & Malts
- Kingston LLC, Inc.

### MILLINOCKET-KATAHDIN REGION

- Millinocket Housing Initiative
- Two-Pronged Ave Redevelopment
- Low-Cost Housing - Millinocket
- Millinocket Memorial Library
- Woodland Investment Strategy
- Design Support for Co-working Hub
- Wayfinding Design & Planning
- Town of Millinocket
- Millinocket Planning
- Mass Timber Demonstration Project - Katahdin Regional Airport

### NORTHEAST KINGDOM

- Crabapple Outdoor Center
- Kingdom Trails
- Wayfinding Design & Planning
- East-Norfolk VT Regional Marketing Initiative
- Lower Phosphorus Cycling Route
- Steel Railroad St. Project
- Tax Credit Financing - Yellow Barn Project
- Lyndon Furniture
- Build by Newport
- Mass Timber Demonstration Project

### LANCASTER

- P.J. Hayes Project
- P.J. Hayes NMT
- Design and Planning
- Trail Fenced Trails
- Access
- Historic Trail Restoration
- PROGME Trails
- Francisco Area NEMSA
- Bartholomew Northern G. Southwestern Community Forests
- Main Continuity Forest
- Coastal Destination Management Committee
- Coastal Hill Outdoors Website

### RANGELEY

- Visitor Ambassador Program
- Dark Skies Initiative

### ME STATEWIDE IMPACT

- Keeping Maine's Forests Steady Committee
- CO2 Maine Communities Committee
- Increasing Prosperity Oversight Committee
- Maine Forest Bioproducts Tech Hub

### ADIRONDACK-WIDE IMPACT

- Housing Predevelopment and Due Diligence Assistance
- Attracting New Residents Initiative - Affinity Groups
- Community Engagement - Adirondack History
- Adirondack Mountain Bike Connoisseur
- Adirondack Community Recreation Alliance
- Adirondack Common Ground Alliance
- Adirondack Foundation Impact Advisory Group
- Regional Office of Sustainable Tourism - ROST

### TUPPER LAKE

- Star Street Projects
- Rail Trail Readiness Planning

### ELIZABETHTOWN

- State House Redevelopment
- Forest Branding
- Municipal Wastewater Technical Assistance

### VT STATEWIDE IMPACT

- Vermont Forest Industry Network
- Vermont Future Forest Advisory Panel
- Vermont Woodworkers Council
- Vermont Future Forest Economy Summit
- VT Sustainable Trails Projects

### CHESTER

- McCauley Min. Biking Improvements
- Northern Forest Canoe Trail Kiosk
- Forest District Technical Assistance
- Trail Connector Planning
- Wald-Town Branding
- NY Forward Exploratory Committee

### NH STATEWIDE IMPACT

- Hudson River Academy Council

### HAINE WEST: Bethel, Ramford, S. Paris, Norway

- Getting Home Project
- Second Nature Adventure Challenge
- Intentional Acquisition & Attachment
- Brookland Expansion
- Expanded Youth & Senior Recreation Opportunities
- Maine West Recovery Outings
- Professional Logging Contractors of the Northeast
- Thos. Moser
- Rustford Community Forest
- Black's Edge Community Forest
- North Community Forest
- Madawaska West Sustainable Forestry
- Inland Woods - Trails
- Maine Energy Systems

### KEY

- COMMUNITY INVESTMENT
  - Focal Community
  - Housing & Property Redevelopment
  - Community Revitalization Projects
  - Community Forests
  - New Markets Tax Credit (NMT) Financing
- FOREST ECONOMY & FOREST STEWARDSHIP
  - Wood Heat Initiatives & Partners
  - Wood Products Assistance & Market Development
  - Community Forest Climate Resilience Network
  - Outdoor Recreation Economy Projects
  - Bike Borderlands Initiative
- LEADERSHIP & ADVOCACY
  - Projects
  - Networks & Engagement



# ⤴ Current New York Project #1 – Park Street, Tupper Lake



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# ⌄ Park Street Project



# Park Street Project



## ELEVATION LEGEND

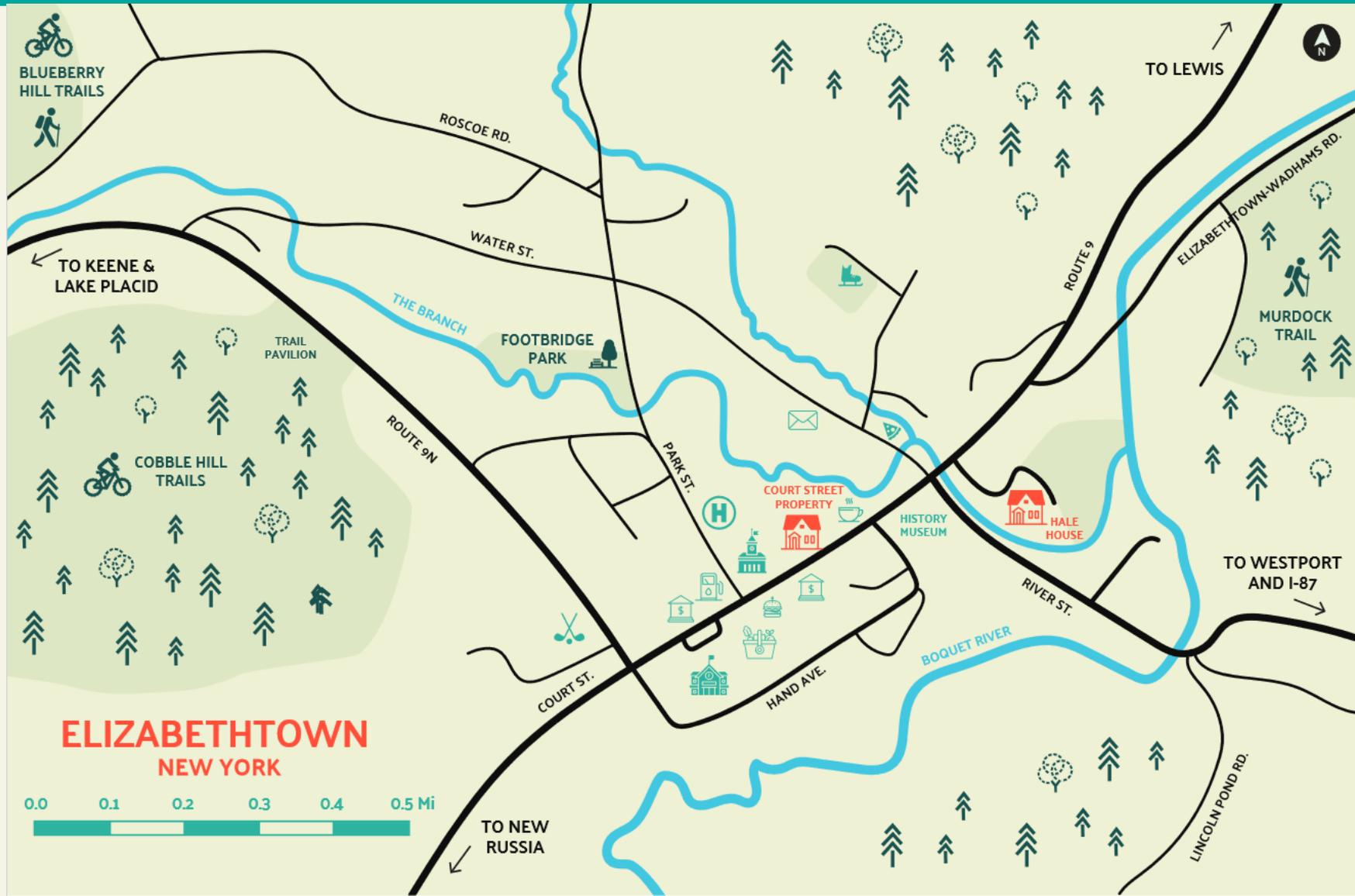
- SIDING - 01 : HORIZONTAL COMPOSITE WOOD SIDING, BLUE COLOR TO BE SELECTED BY OWNER.
- SIDING - 02 : HORIZONTAL COMPOSITE WOOD SIDING, BLUE COLOR TO BE SELECTED BY OWNER.
- SIDING - 03 : VERTICAL COMPOSITE WOOD SIDING, BLUE COLOR TO BE SELECTED BY OWNER.
- SIDING - 04 : NATURAL CEDAR SHAKE SIDING, STAINED.
- WOOD - 01 : NATURAL STAINED WOOD TO MATCH, WOOD SPECIES TO BE DETERMINED.
- TRIM - 01 : WOOD TRIM STAINED TO MATCH.
- ROOFING - 01 : 30 YEAR ARCHITECTURAL ASPHALT SHINGLES DARK GRAY COLOR FINAL COLOR TO BE SELECTED BY OWNER.
- FASCIA - 01 : COMPOSITE WOOD FASCIA PAINTED FINISH TO MATCH.

 NORTH ELEVATION  
 1/4" = 1'-0" ON 22"x34"



 EAST ELEVATION

# And Elizabethtown!



# Current NY Project #2 - Hale House Property, Elizabethtown



# ⌄ Hale House Property, Elizabethtown



# ⌄ Court Street, Elizabethtown

Past



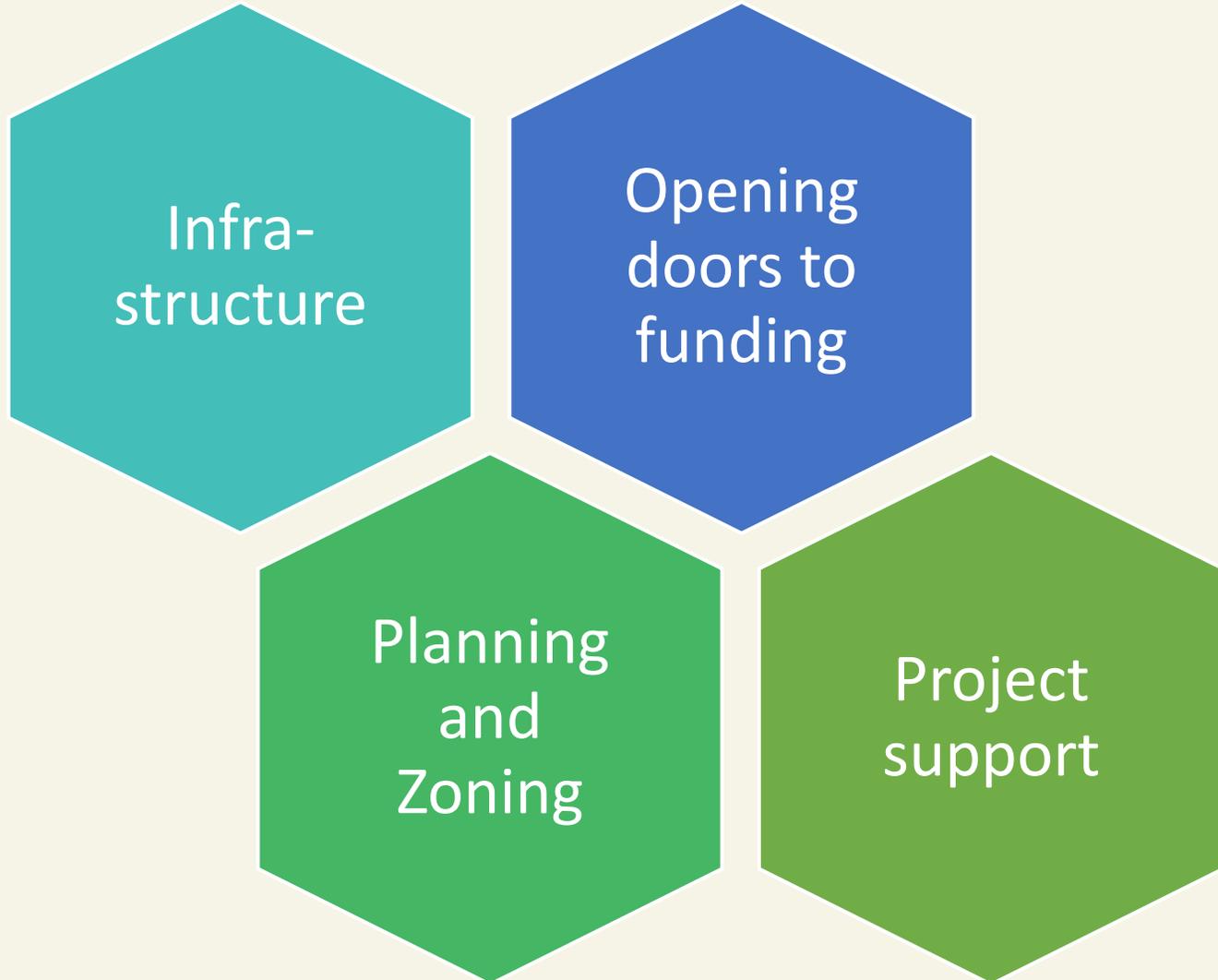
Present



Future

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# ⌘ The Role of the Local Municipality



 For More Information

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 Northern Forest Center

NORTHERNFOREST.ORG

# ⤴ Predevelopment: Do we have a project?

